

1. Landlord

Name: Devenir Oy (Business registration number: 2004643-6)
Address: Vattuniemenkatu 10A34, 00210 Helsinki
Telephone: +358 40 649 1108 (Urgent phone support only)
Email: info@devenirhomes.com

2. Tenant

Name:
Current address:
ID number*:
Telephone:
Email:

*Please provide a copy of a national identification card or passport

3. Rental Unit

Address:

Use: A furnished room in a shared apartment, common area, building's facilities.
Additional information in the Tenant's Manual.

4. Tenancy Terms and Conditions

From: To:

Security Deposit: EUR

The Tenant has provided the Landlord with a Security Deposit to secure tenancy in the Rental Unit. The Landlord guarantees that the Rental Unit will be available on the tenancy starting date. The Rental Unit keys will be delivered on the starting date of Tenancy Agreement and against the payment of first month's rent.

The Tenant will forfeit the Security Deposit entirely in the event the Tenant decides to terminate the Tenancy Agreement prior to the tenancy starting date.

Rent: EUR Water, electricity, heating, Internet included in the rent.

Additional Information:

Initials: _____
(Landlord) (Tenant)

5. Monthly Rent Payments

The Tenant needs to directly wire-transfer the monthly rent to the Landlord's account and follow the below instructions:

| | |
|-------------------------------|---|
| Account Number (IBAN): | F188 5780 3820 0893 07 |
| Name: | Devenir Oy |
| SWIFT (BIC): | OKOYFIHH |
| Bank: | Pohjola Pankki Oyj (Osuuspankki, OP), Teollisuuskatu 1b, 00510 Helsinki |
| Address: | Vattuniemenkatu 10A34, 00210 Helsinki |
| Due Date: | 2nd Day of Each Month |
| Payment Reference: | Tenant's Full Name |

The rent is due to 2nd day of each month. If The Tenant fails to pay the Rent on Due date, the follow up process will automatically commence implying an initial EUR 20 payment reminder administration fee. Failure to pay the Rent will result into legal action, where any and all incurred costs will be added to the Tenant's outstanding balance.

6. Security Deposit Refund Instructions

The Tenant is required to provide the landlord with the following information for the security deposit refund.

Account Number (IBAN):

Account Holder's Name:

Tenant's address:

SWIFT (BIC):

Bank's name and address:

Initials: _____
(Landlord) (Tenant)

7. Other Conditions

Please read the following section very carefully. Breaching these clauses could result in termination of this Agreement and additional expenses.

1. **The Tenant needs to directly wire-transfer the monthly rent to the Landlord's account on the 2nd day of each month with full name details in the description payment field. If The Tenant fails to pay the Rent on Due date, the follow up process will automatically commence implying an initial EUR 20 payment reminder administration fee. Failure to pay the Rent will result into legal action, where any and all incurred costs will be added to the Tenant's outstanding balance.**
2. The Landlord will refund the Security Deposit in 7 days following the agreed move-out date if there are no breaches to this Agreement.
3. The Landlord cannot provide the Tenant with other tenants' contact information under the data protection and privacy act.
4. **The Tenant is responsible for own washing up, clearance of debris, grease, and spillages. Tenants must clean the refrigerator, oven, microwave, dishwasher, vacuum cleaner, and any other home appliances and remove any trash and food waste from the Rental Unit on a regular basis to ensure hygiene standards and to avoid odors. The common space, floors and carpets must be vacuumed, and the bathroom must be cleaned regularly, and as frequently as needed to prevent the formation of mold and mildew. If the residents fail to clean adequately and regularly, they will be held liable for. The Landlord reserves the right to hire a recurring professional cleaning service and deduct the cost from the Tenant's security deposit.**
5. **Notice period to vacate is 1 month. The notice period is calculated from the last day of that calendar month the notice was given in writing. In the event the Tenant fails to satisfy the notice period, they will forfeit the Security Deposit entirely.**
6. **The Tenant may not disturb the quiet enjoyment of any other tenant in the Rental Unit or surrounding neighbors. The Tenant will be particularly respectful during the quiet hours from 20.00 – 07.00. The Tenant is not allowed to commit any harassment or threat of harassment on the grounds of race, color, religion, sex, sexual orientation or which may interfere with the peace and comfort of other tenants, any employee of the Landlord or his contractors. Any disturbance, harassment, or threat of harassment to other residents, any employee of the Landlord or his contractors is a violation of the Tenancy Agreement. The Landlord reserves the right to charge the Tenant the Security Deposit or a larger amount if expenses incur and evict the Tenant with immediate effect. The decision of which is the sole right of the Landlord.**
7. The Tenant will return the Rental Unit in the same condition as at the beginning of tenancy, except normal wear and tear.
8. The Tenant is responsible for any minor maintenance works such as changing or replacing of the light bulbs, fuses, cleaning of the vacuum cleaner and defrosting of the fridge when required.
9. The Tenant may not remove, replace, or change any of the existing furniture in the Rental Unit without the Landlord's permission. The Landlord has the right to charge a fee of EUR 100 in the event the Tenant fails to inform. The Tenant is responsible for replacing the furniture and is required to place the original furniture back once the Tenancy ends.
10. The Tenant may not carry out repairs or adjustments to the Rental Unit, without the permission of the landlord.
11. The Tenant will return the Rental Unit's items and should carefully clean the Rental Unit at the end of the Tenancy Agreement. If the Tenant fails to clean the Rental Unit, the Landlord will charge minimum EUR 250 cleaning fee.
12. The Tenant is required to vacate the apartment by 2 P.M. (at the latest) on the final day of the tenancy. Any other arrangement must be agreed in writing.
13. The Tenant will permit the Landlord, any contractors and maintenance men, to enter the Rental Unit at all reasonable times (or in the event of emergency at any time) in order to carry out services under this Agreement, show the Rental Unit to prospective new tenants, examine the state, condition and cleanliness of the Rental Unit and to carry out any repairs to the Rental Unit that fall under the Landlord's responsibilities.
14. The Security Deposit serves to protect the Landlord against Tenant's possible violations of the Tenancy Agreement terms and conditions and may not be used for Rent payment purposes.
15. The Tenant undertakes not to transfer or advertise the Rental Unit to anyone else under any circumstances. Each room occupies only one resident unless otherwise agreed.
16. Smoking is prohibited in any part of the apartment including the balcony. Smoking can result into financial penalties and or eviction of the Tenant.
17. Pets are not allowed.
18. The Landlord has the right to charge EUR 250 in the event the Tenant loses the keys. The Landlord has the right to charge EUR 100 in the event the Tenant requests for opening of a locked door.
19. The rental rate will remain the same throughout the whole tenancy period and is non-negotiable.
20. If the Tenant is holder of a non-Finnish bank account, EUR 6 will be deducted from the Security Deposit at the time of refunding to cover the bank transaction costs.
21. All amendments to this Tenancy Agreement must be made in writing.

Initials: _____
(Landlord) (Tenant)

8. Undertakings and Tenancy Agreement Signatures

I undertake to act in accordance with this agreement and its conditions. The Landlord confirms the receipt of the Security Deposit.

Place and date:

Landlord
Devenir Oy (2004643-6)

Tenant